

020.A

0001

0106.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

242,900 / 242,900

USE VALUE:

242,900 / 242,900

ASSESSED:

242,900 / 242,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City	
18		HAMILTON RD, ARLINGTON	

**OWNERSHIP**

Unit #: 106

Owner 1: BOJANIC IRENA

Owner 2: SEGRT JANKO

Owner 3:

Street 1: 115 BACON ST

Street 2:

Twn/City: NATICK

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 01760	Type:	

**PREVIOUS OWNER**

Owner 1: GHANI IMRAN HYDER -
Owner 2: AHMED NIDA J -
Street 1: 18 HAMILTON RD UNIT 106
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 357 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6050																

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	242,900			242,900			
Total Card		0.000	242,900			242,900	Entered Lot Size		
Total Parcel		0.000	242,900			242,900	Total Land:		
Source:		Market Adj Cost		Total Value per SQ unit /Card:	680.39	/Parcel: 680.3	Land Unit Type:		

**PREVIOUS ASSESSMENT**

Parcel ID								
020.A-0001-0106.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	102	FV	254,800	0	.	.	254,800	254,800
2019	102	FV	247,700	0	.	.	247,700	247,700
2018	102	FV	209,100	0	.	.	209,100	209,100
2017	102	FV	130,200	0	.	.	130,200	130,200
2016	102	FV	130,200	0	.	.	130,200	130,200
2015	102	FV	124,000	0	.	.	124,000	124,000
2014	102	FV	111,200	0	.	.	111,200	111,200
2013	102	FV	111,200	0	.	.	111,200	111,200

**SALES INFORMATION**

Grantor		Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes	
GHANI IMRAN HYD		74211-79	1	2/28/2020			250,000	No	No			
SPALDING RYAN &		72819-518	1	6/25/2019			245,000	No	No			
SCHMIDT PAUL E		67980-286		9/8/2016			216,000	No	No	4		
HILL KATE,		66815-11		2/17/2016	Estate/Div		115,000	No	No	Y		
DELANEY JOSEPH		25668-570		9/28/1995			60,000	No	No			

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/17/2020	SQ Mailed	MM	Mary M
12/11/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 7 - Condo Garden				Full Bath: 1	Rating: Good			641-4518, Building Number 18.													
Sty Ht: 1 - 1 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																
Frame: 2 - Steel				1/2 Bath: 0	Rating: Average																
Prime Wall: 7 - Brick				A HBth:	Rating:																
Sec Wall: %				OthrFix:	Rating:																
Roof Struct: 4 - Flat				<b>OTHER FEATURES</b>																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good																
Color: BRICK				A Kits:	Rating:																
View / Desir: S30 - Size 30				Fpl: 0	Rating: Average																
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																
Grade: C - Average				<b>CONDOS INFORMATION</b>																	
Year Blt: 1985	Eff Yr Blt:			Location: R - Rear																	
Alt LUC:	Alt %:			Total Units:																	
Jurisdict:	Fact: .			Floor: 1 - 1st Floor																	
Const Mod:				% Own: 0.762099981																	
Lump Sum Adj:				Name: 35 - 6050																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>								<b>REMODELING</b>									
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	18. %							Exterior:									
Prim Int Wall: 2 - Plaster				Functional:		%						Interior:									
Sec Int Wall: %				Economic:		%						Additions:									
Partition: T - Typical				Special:		%						Kitchen:									
Prim Floors: 3 - Hardwood				Override:		%						Baths:									
Sec Floors: %				Total: 18.4 %								Plumbing:									
Bsmnt Flr:				<b>CALC SUMMARY</b>								Electric:									
Subfloor:				Basic \$ / SQ: 320.00								Heating:									
Bsmnt Gar:				Size Adj.: 2.18067217								General:									
Electric: 3 - Typical				Const Adj.: 0.74205303																	
Insulation: 2 - Typical				Adj \$ / SQ: 517.816																	
Int vs Ext: S				Other Features: 35625																	
Heat Fuel: 1 - Oil				Grade Factor: 1.00																	
Heat Type: 3 - Forced H/W				NBHD Inf: 1.35000002																	
# Heat Sys:				NBHD Mod:																	
% Heated: 100	% AC: 100			LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 297655																	
% Com Wall	% Sprinkled:			Depreciation: 54769																	
<b>MOBILE HOME</b>				Depreciated Total: 242886																	
<b>SPEC FEATURES/YARD ITEMS</b>				WtAv\$/SQ: 242900	AvRate: 242900	Ind.Val: 242900															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	PARCEL ID	020.A-0001-0106.0		
More: N	Total Yard Items:					Total Special Features:								Total:							